

**HERNANDO COUNTY ZONING AMENDMENT PETITION**



**Application to Change a Zoning Classification**

**Application request (check one):**

- Rezoning  Standard  PDP
  - Master Plan  New  Revised
  - PSFOD  Communication Tower  Other
- PRINT OR TYPE ALL INFORMATION**

File No. H-22-07 Official Date Stamp:

Received

FEB 02 2022

Planning Department  
Hernando County, Florida

Date: 1/17/2022

**APPLICANT NAME:** New Strategy Holdings, LLC

Address: 8806 Eagle Watch Drive  
 City: Riverview State: FL Zip: 33578  
 Phone: (813) 625-2899 Email: lawrencemd51@aol.com  
**Property owner's name:** (if not the applicant) HWY 98 N Project LLC

**REPRESENTATIVE/CONTACT NAME:** Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.  
 Address: 966 Candlelight Blvd  
 City: Brooksville State: FL Zip: 34601  
 Phone: (352) 848-3425 Email: tcsorba@coastal-engineering.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

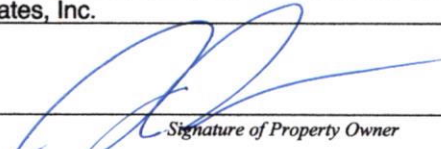
**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 00394647
2. SECTION 10, TOWNSHIP 23, RANGE 21
3. Current zoning classification: Agricultural (AG)
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 48.70 Acres
6. Highway and street boundaries: Mckethan Rd- West
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDIVAT**


I, HWY 98 N. Project LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): New Strategy Holdings LLC  
 and (representative, if applicable): Coastal Engineering Associates, Inc.  
 to submit an application for the described property.

  
 \_\_\_\_\_  
 Signature of Property Owner

**STATE OF FLORIDA**  
**COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 20th day of January, 2022, by Joe Tapshe who is personally known to me or produced \_\_\_\_\_ as identification.

  
 \_\_\_\_\_  
 Signature of Notary Public



**DONALD R. DOWDLE III**  
 Commission # HH 003079  
 Expires May 25, 2024  
 Bonded Thru Budget Notary Services

Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

MCKETHAN ROAD RESIDENTIAL  
(PARCEL KEY # 394647)  
REZONING NARRATIVE

Received  
FEB 02 2022  
Planning Department  
Hernando County, Florida

GENERAL

The subject property, consisting of 48.6 acres, is located east of McKethan Road and south of Cortez Boulevard Section 10, Township 23 South, Range 21 East, Hernando County, Florida. The property covered by this application is identified by the Hernando County Property Appraiser (HCPA) as Key No. 394647. Refer to Figure 1 for the project Aerial Location Map.



Figure 1. HWY 98 Parcel (Key No. 00394647) Aerial Location Map

Current zoning on the property is Agricultural (AG), however, more intensive uses are already occurring to the north (Ridge Manor Campground) and planned to the south (Hernando County public school site). Refer to Figure 2 for the project area Current Zoning Map. The subject parcel currently contains an existing single-family residence.

The property is located in a Rural designation as found on the Hernando County Comprehensive Plan Future Land Use (FLU) Map, however, immediately to the north is a Residential designation and a Commercial node. Refer to Figure 3 for the project area FLU Map

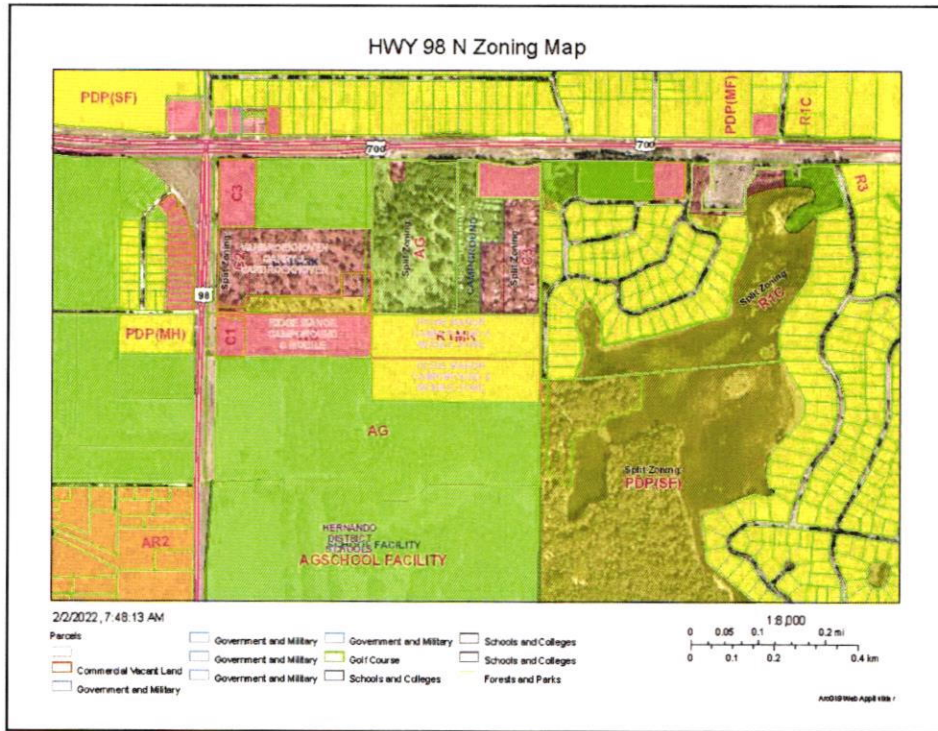


Figure 2. HWY 98 Parcel (Key No. 00394647) Current Zoning Map

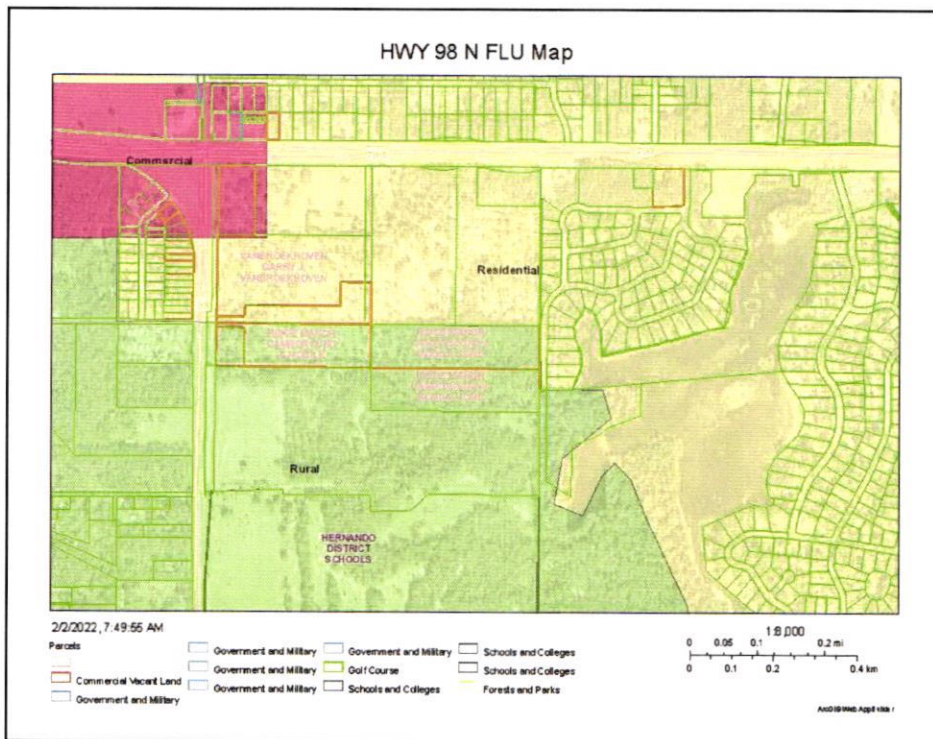


Figure 3. Savoudakis (Key No. 00416124) FLU Map

Current Zoning surround Key No. 00394647 includes:

<b>North</b>	7.80 Acres owned by Ridge Manor Campground & Mobile Home Park LLC	RC Residential Commercial District
	10.30 Acres owned by Ridge Manor Campground and Mobile Home Park	R1MH Residential Single-Family Manufactured Housing
<b>South</b>	73.80 Acres owned by Hernando District Schools	AG
<b>East</b>	107.00 acres owned by CA Properties Inc	PDP(SF)
<b>West</b>	McKethan Rd	-

### APPLICANT’S REQUEST

The applicant is requesting to rezone the property to Planned Development Project – Single Family [PDP (SF)] to allow for the development of 132 single family residential lots with a minimum size of 6,250 square feet, a typical lot width of 50’ and a maximum building height of two stories.

The subject property has approximately 1,000 feet of frontage along McKethan Road (US 98) and slopes gently downward from west to east. The western half of the property is cleared and most all the proposed homes will be located in that area. A tree-lined project entrance road will be constructed from US 98 through the community to a rise in the eastern portion of the property, where some additional homes and most of the community’s drainage, open space and recreation will be located. As depicted on the proposed master plan, a second access is also planned to the property to the north if a frontage road connection is available. Further connection to the south is questionable if that property becomes a public school campus.

Soils in the western half of the property are conducive to development. A significant portion of the eastern half the property will be incorporated into the Open Space/Recreation/Drainage and will be maintained by a homeowners association. Additional stormwater created by development of this parcel will be retained in this tract, along with any off-site drainage that been historically routed to this parcel. The property does contain three small wetlands along the eastern and southeastern boundaries, which will be protected in site design and development.

The property is within the Hernando County Utility Department (HCUD) service area. Potable water and central sewer are in close proximity.

### SETBACKS AND BUFFERS

#### BUILDING SETBACKS

##### PERIMETER

West: 90’  
 East: 50’  
 North/South: 25’

##### RESIDENTIAL LOTS

Front: 25'  
Side: 5'  
Rear: 15'

#### BUFFER

A landscaped buffer, 20 feet in depth will be created along US 98. Natural vegetated buffers at least 10 feet in width will be provided along the east, north and west boundaries.

#### DRAFT OF PROTECTIVE COVENANTS

Protective covenants to maintain the common recreation and drainage retention area will be provided with SWFWMD permitting.

#### PRELIMINARY ENGINEERING REPORT

##### Topography & Drainage

The property slope generally downward from west to east, with an 85 msl elevation along US 98 and elevations around 56 msl in the southeastern portion of the property. Virtually all drainage will be routed to onsite drainage retention areas to be created in the eastern end of the property and in a natural depression in the center of the project.

##### Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel **12053C0239D**, effective date of February 02, 2012. According to the FIRM panel, much of the eastern half the property is within the 100 year floodplain. The western half of the parcel and a "hill" in the eastern half are in Zone X (areas outside the 0.2% annual chance floodplain). Refer to Figure 4 for the project FEMA Floodplain Map.

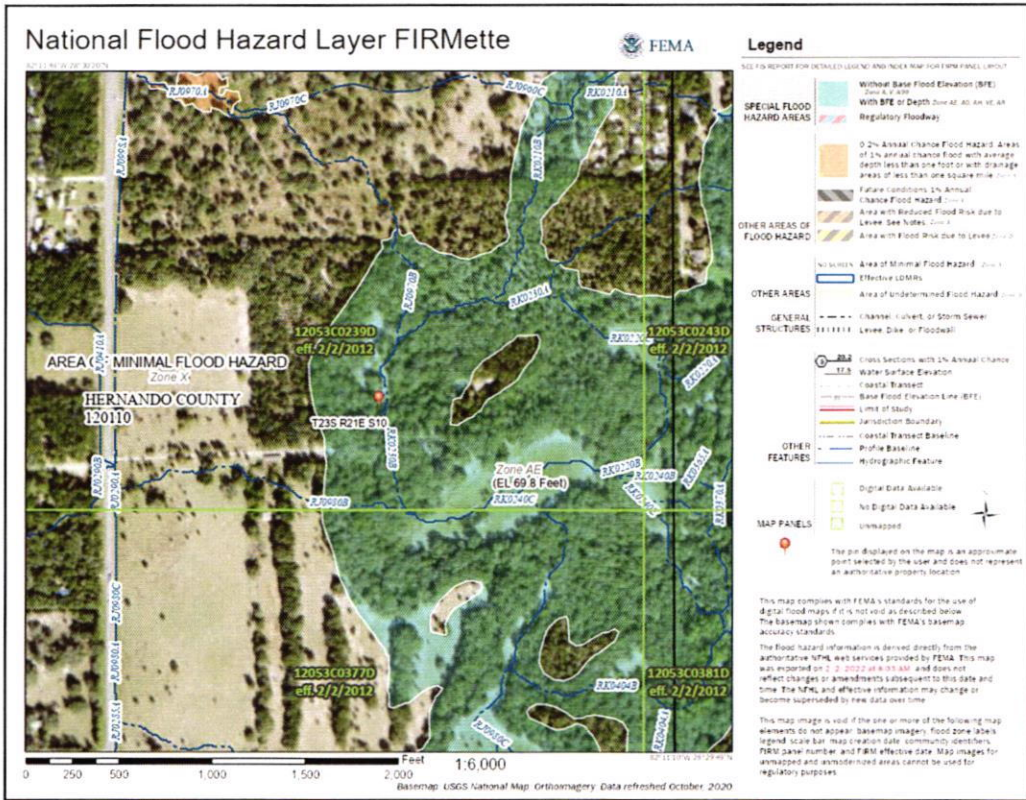


Figure 4. HWY 98 Parcel (Key No. 00394647) FEMA Floodplain Map

Soils

The soils type located on the subject property consists of Basinger Fine Sand, Candler Fine Sand,

Myakka-Myakka, and Tavares. Refer to Figure 5 for the project area soils map.

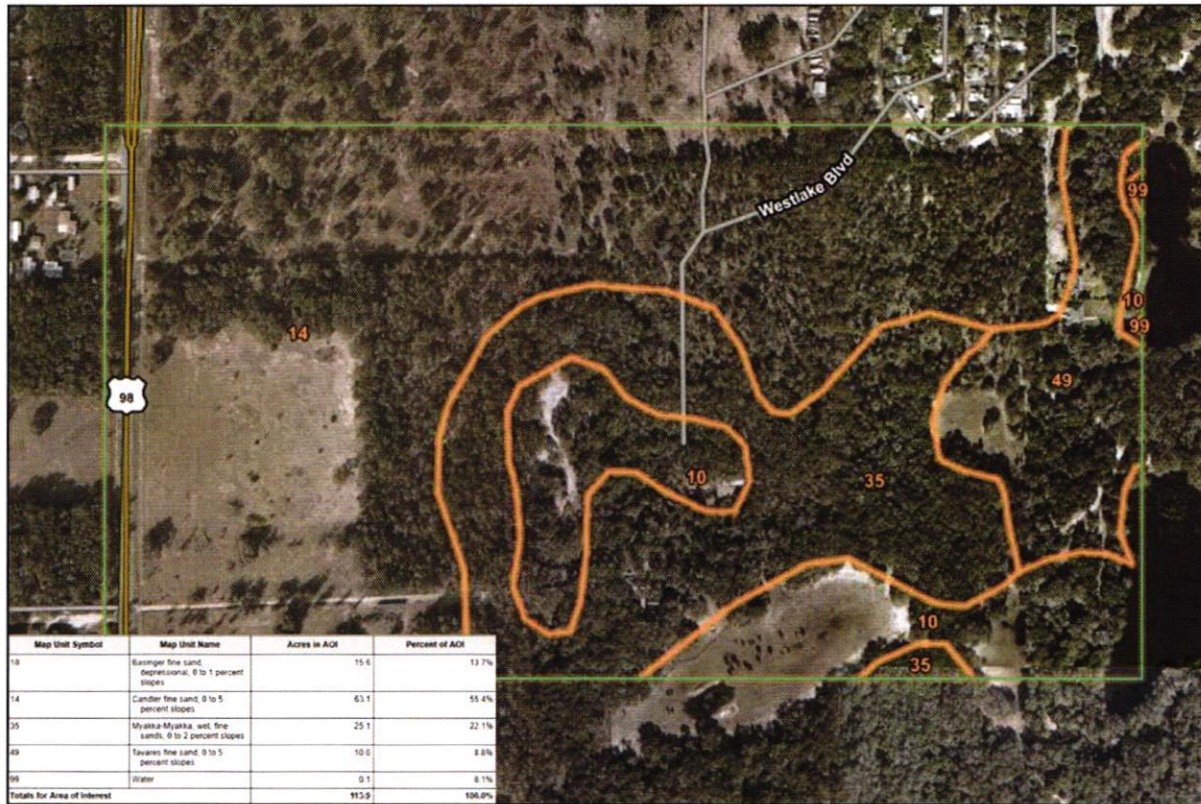


Figure 5. HWY 98 Parcel (Key No. 00394647) FEMA Soils Map

### Environmental

A preliminary environmental site visit was conducted on January 28<sup>th</sup>, 2022 and the following are the results of the site visit:

- The western half of the property has been cleared and consists of pasture
- The eastern half of the property is moderate to heavily forested
- Three wetlands are present along the southern and eastern property boundaries
- Specimen trees were observed.
- Some gopher tortoise burrows are present and a tortoise relocation permit is required by the FWC, prior to land clearing operations.
- No other state or federally listed species were observed.

### DEVELOPMENT SCHEDULE

Development is anticipated to occur in 2023.

### ADEQUATE ACCESS

The property has approximately 1,000 feet of frontage on US 98, providing ample space for the project's entrance boulevard, which will be a tree lined roadway running eastward through the community. US 98 has an excellent level of service and the applicant has been working with the Florida Department of

Transportation regarding access configuration. As depicted on the proposed master plan, a second access is also planned to the property to the north if a frontage road connection is available. Further connection to the south is questionable if that property becomes a public school campus.

## **WATER AND SEWER/FIRE PROTECTION**

The property is within the Hernando County Utility Department (HCUD) service area. Potable water and central sewer are in close proximity. To ensure adequate fire protection and provide the minimum 500' distance between hydrants in a residential subdivision, fire hydrants will be installed throughout the community. A Utility/Fire Service analysis will be prepared with the conditional platting.

## **PREVIOUS DEVELOPMENT APPROVALS:**

None found.

## **DEVIATIONS**

### **BUILDING SETBACKS**

#### *PERIMETER*

West: 75' (deviation from 125') With no commercial within the project and a future school site to the south, there does not appear to be the need or justification for an extensive building setback. The residential lots backing up toward the western boundary will not have direct access to US 98.

#### *RESIDENTIAL LOTS*

Side: 5' (deviation from 10')  
Rear: 15' (deviation from 20')

The above setbacks are common for the size lots being proposed



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**SITE DATA**

**Owner/Applicant:**  
 HWY 98 N PROJECT LLC.  
 4912 TURNBURY WOOD DRIVE  
 TAMPA, FL 33647-2056

**Parcel Key No. 394647**  
**Area:** Approx. 48.6 acres  
**Section/Township/Range:** SECTION 10 23S, 21E  
**Current Zoning:** AG  
**Requested Zoning:** PDP - SF  
**Proposed No. of Lots:** 134 maximum  
**Perimeter Building Setbacks:**  
 Front - 80'  
 Side - 25'  
 Rear - 25'

**Buffers:** WEST 25' (LANDSCAPE TRACT) , NORTH 10'

**Internal Building Setbacks:**  
 Front - 25'  
 Side - 5'  
 Rear - 15'

**FEMA FIRM Community Panels:** FEMA Panel 1205AC 0158D, effective date of February 2, 2012. One very small area of Zone AE is located on the property. Zone AE is a special flood hazard area subject to inundation by the 1% annual chance flood with base flood elevations determined.

**Wetlands:** As Shown Above  
**Fire Protection:** To be addressed during the Conditional Plat phase.

**General Notes:**

LAND USE TABLE			
LAND USE	ACRES	LOTS	DENSITY
RESIDENTIAL LOTS AND ROW	30.4	134	
DRAINAGE RETENTION AREA/ OPEN SPACE	16.2		
RECREATION	2.0		
<b>TOTAL</b>	<b>48.6</b>	<b>134</b>	<b>2.76</b>



ZONING MASTER PLAN  
 HIGHWAY 98 N RESIDENTIAL

**Coastal**  
 Engineering  
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 www.coastaleng.com

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FEB 02 2022

Planning Department  
 Hernando County, Florida